



**38 Everwillow Boulevard SW  
Calgary, Alberta**

**MLS # A2170018**



**\$790,000**

<b>Division:</b>	Evergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,111 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** All attached shelving

Impeccably kept home close to Schools, Transit, Fish Creek Park and comes fully developed with new shingles, a new hot water tank last year and backing on to a green space with walking path! Stucco and stone exterior, with a quaint front porch greets you as you pull up. Enter into an open design with a front flex room, perfect for the home office, reading space or just that added area for any buyer's needs. A focal stone wall features the lifestyle room separated with the 3-sided gas fireplace and rear family dining area wrapped in windows and a raised ceiling heights which breathe life into this space. The side entertainment style kitchen boasts a central island, a plethora of cabinet and counter space, pot lighting, newer dishwasher and microwave, corner pantry, smooth top stove. Access your double attached garage front the step-down separation with a side 2-piece bath, mudroom area and located just off the stairs to the lower level. The upper plan hosts room for all with an upper bonus room, 2 rear facing kids' room both with built-in desks, walk in closets and their shared 4-piece bath. The front primary bedroom has a 9' raised ceiling, a walk-in closet, built-in speakers and a tiled 5-piece private en-suite bath complete with his and her sinks, a deep soaker tub and an individual shower. The professionally developed lower space with plush carpet over a dry core floor a 3-piece lower bath with a counter height storage vanity, large fiberglass shower with tiled accents. There is a recreation room with the home's 2nd gas fireplace, generous added storage space and laundry and the home's 4th bedroom for guests or extended family stays. Relax in your private outdoor space offering a wraparound deck, firepit with plumbed in gas line, aluminum rail, with a dining area under the twinkle lights of your gazebo, privacy lattice, plenty of green space, mature trees and your own gate to the

central walkway. Simply unbelievable.